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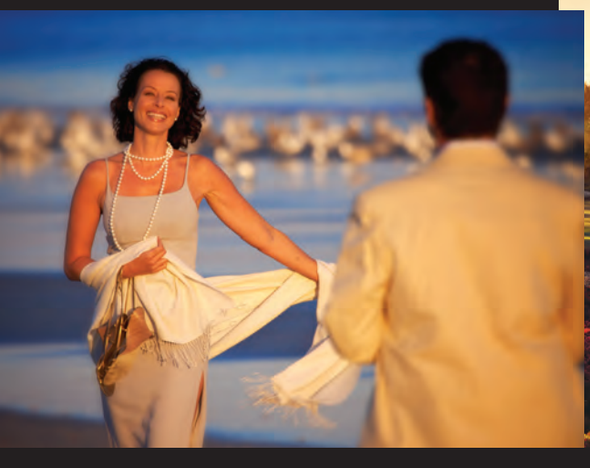

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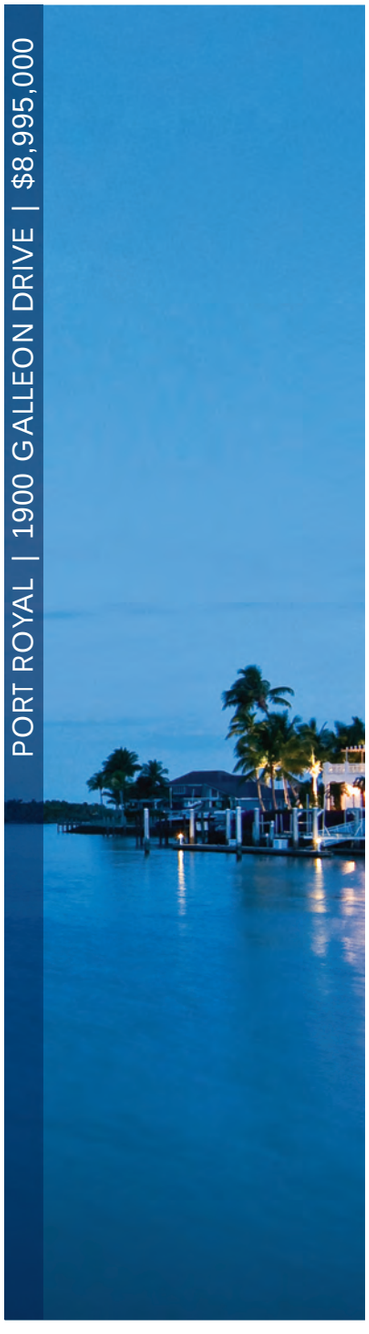

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Photo by Advanced Photography Specialists

Columns define the entry into a formal dining room that features a floor with inlaid oak caning. The oval shaped dining table with seating for ten is consistent with the caliber of the home. A splendid Fortuni of Italy pinched tin and hand-painted silk chandelier is suspended from yet another beautifully detailed ceiling treatment. Wine collectors will love the 980-bottle, temperature controlled walk-in cellar just off the dining room.

A kitchen with a wood-beamed coffered ceiling, a massive island and a five-seat bar is a favored gathering place. The island features latte finished cabinetry and a pounded copper two-bowl, wave-finished prep sink. Darker liptus wood from South America is used for the perimeter cabinetry. All of the cabinets are topped by New Venetian granite that is accented by a multi-colored cut glass, basket weave backsplash along the perimeter. A Turkish Travertine vent hood and backsplash are set above a Thermador gas stove. Two Thermador dishwashers and a one-piece, custom-cut granite sink with an absolute black, chiseled, chipped-face finish stand ready for entertaining.

An octagonal ceiling with a three-tiered center and an elegantly detailed custom built-in are featured in a family room that offers a jaw-dropping view of the Gulf. Crown molding in the ceiling treatment is bordered with indirect lighting. Both the molding and the built-in are stained to match the liptus wood in the kitchen. Casually elegant furnishings include a distressed leather sofa, oversized leather armchairs, a glass-topped coffee table and a beautiful area rug. The space includes a casual dining area with a mitered, circular window and a round table with seating for six.

Photo by Advanced Photography Specialists

Above — In the master bedroom, a burled alder wood built-in provides storage and space for an entertainment center. An adjacent wet bar/coffee bar is finished with a cracked-egg vessel sink and refrigerator. Double doors lead to a balcony overlooking the Gulf.

Below — Travertine cut columns and arched tops define the master bath's enclosed, thermostatically controlled shower. A stunning purple onyx tub deck is detailed with radiuses wrapped with chicklet pieces. The same onyx is carried through the countertops on the liptus wood vanities and in the water closets.

Photo by Advanced Photography Specialists

Ten-foot, impact glass pocketing doors open the family room to a beautifully appointed covered lanai that includes an outdoor kitchen and a Travertine fireplace. An octagonal vaulted ceiling with exposed beams and tongue-and-groove planks rises to a beamed, Old Florida style open cupola.

Ten-foot, impact glass pocketing doors open the family room to a beautifully appointed covered lanai that includes an outdoor kitchen and a Travertine fireplace. An octagonal vaulted ceiling with exposed beams and tongue-and-groove planks rises to a beamed, Old-Florida style open cupola. Indirect lighting has been incorporated into the ceiling treatments. Multiple verandas overlook a free-form pool with a pebble creek finish done in black and coffee. Sweeping stairs and a cascading two-level water feature lead from a hot tub on the main living level to the pool deck below.

Another arched doorway leads to the master suite's vestibule that features twin groin vaulted ceilings, matching chandeliers and flooring that is a Travertine and onyx mix. In the bedroom, a burled alder wood built-in provides storage and space for an entertainment center. An adjacent wet bar/coffee bar is finished with a cracked-egg vessel sink and refrigerator. Double doors lead to a balcony overlooking the Gulf.

Turkish Travertine cut columns and arched tops define the master bath's enclosed, thermostatically controlled shower, a warm, cocoon-like space that is not exposed to cooler room temperature air. A stunning purple onyx tub deck is detailed with radiuses wrapped with chicklet pieces. The same onyx is carried through the countertops on the liptus wood vanities and in the water closets. There are spacious his and her walk-in closets. Hers accommodates a washer and dryer, hydraulic pull downs on the third level of clothing racks and cherry finished cabinetry and drawer storage. The bath's impressive drop ceiling treatment is finished with a circular wrought iron detail and a Fortuni of Italy chandelier.

Phot by Giovanni Photography

This bird's-eye view from the second level is a breathtaking spot to observe the sunet. The architecture, landscape design, and siting of the home were all designed with the Gulf view in mind.

Three additional bedrooms with full baths are located upstairs. The second level also includes an elegant powder room, the home's second office space and an elevator to the ground level.

A covered walkway to the guesthouse is an open corridor located on the same level as the home's living area. This provides guests with ready access to the main house. The corridor is lined with pre-cast concrete columns mounted on concrete capped pedestals. Pre-cast planters provide colorful accents and are ideally suited for bougainvillea. The walkway also provides access to the interior courtyard below. The two-bedroom guesthouse provides privacy for visitors while allowing the owner to maintain a normal routine while entertaining.

"This is the only newly constructed home available directly on the beach in the Port Royal area," said Phil Collins of Premier Sotheby's International Realty. "It is truly one of a kind and ideally suited to the Port Royal lifestyle. This residence is a beautiful addition to what can only be described as a world-class neighborhood."

Written by Kevin Caffrey

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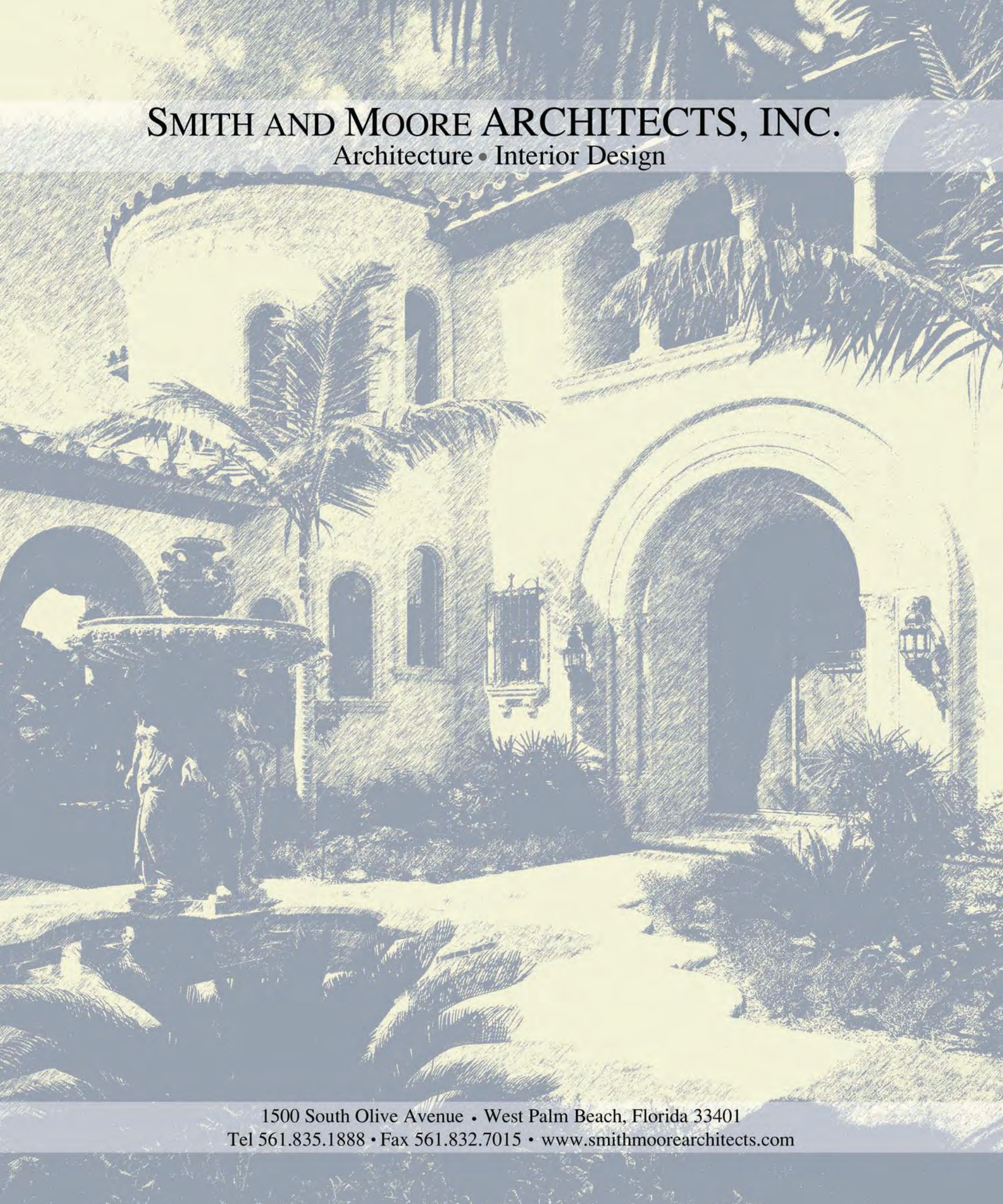

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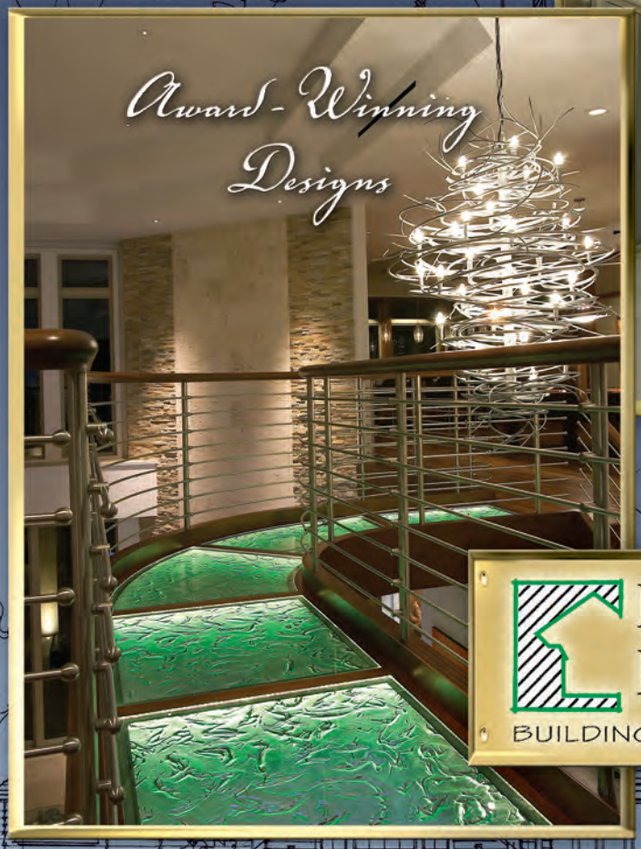

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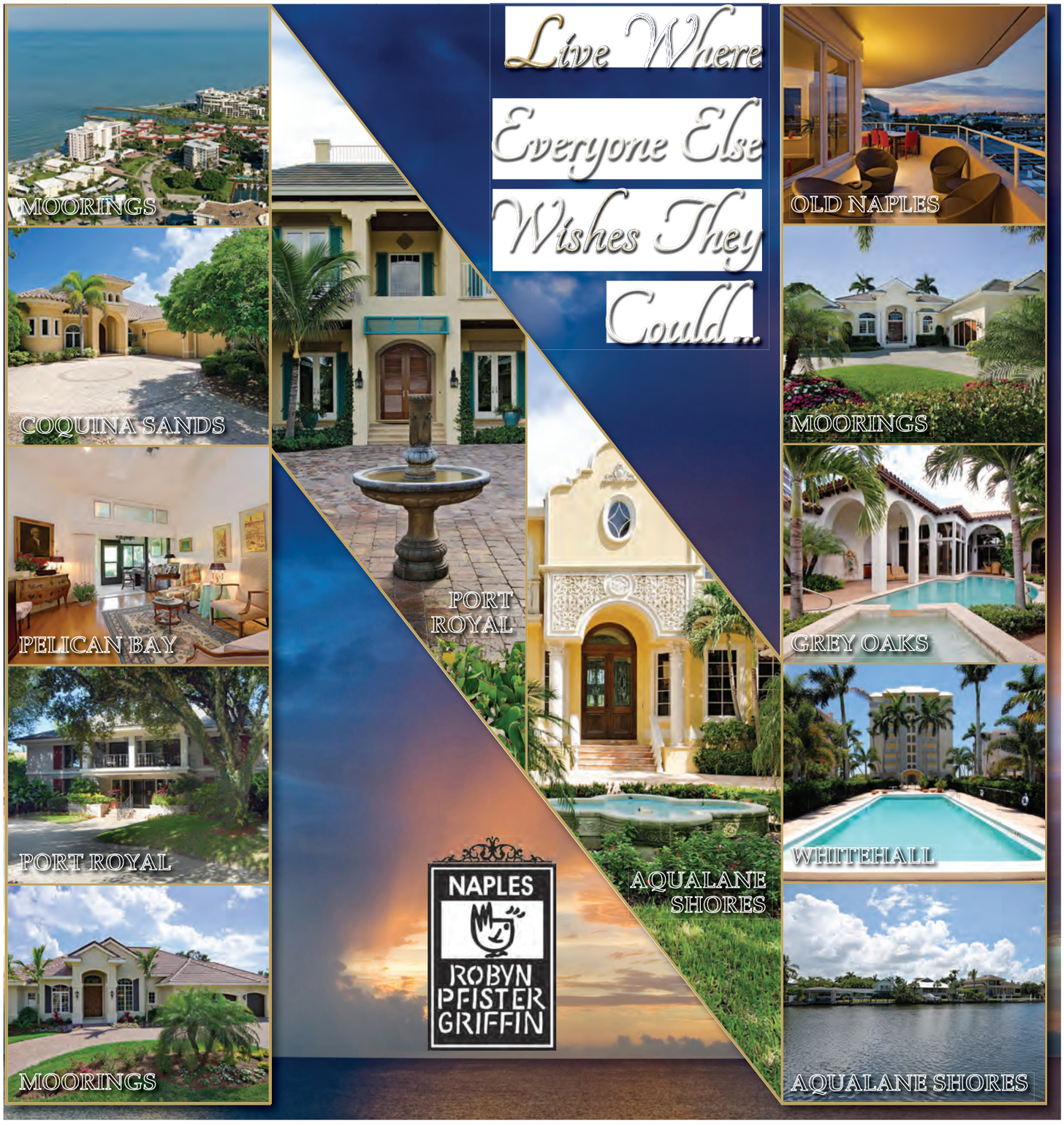

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"The owners' penchant for a relaxed, casual, Caribbean lifestyle makes Isle Royale in Grey Oaks the ideal setting for their West Indies style home," says Grey Oaks Realty Broker and Vice President Erika Kemp. "Over 3,500 coconut palms are planted on the Palm Course fairways, many of which are reflected in the lakes that dot the course. The views of the course will certainly call to mind the tropical setting that inspired the home's architectural design. Like the other residents here, the owners will experience that sense of place and being at home that is a Grey Oaks hallmark."

One of the central design criteria was a focus on family. The owners regularly host their growing family, including grandchildren, and wanted ample space for entertaining inside and out, with the addition of private spaces where guests could enjoy personal time. With five bedrooms in its 8,200-square-foot interior, the home also takes advantage of beautiful golf course views with a spacious outdoor living area and a separate carriage house and workshop that complements its 12,000-square-foot design.

The West Indies architecture is brought to life with large wrap-around balconies, open railings and louvered shutters. The concrete tile roof is fashioned in a split shake pattern and provides a perfect parallel to the durable HardiPlank and stucco exterior finish. The color palette includes a pale yellow, highlighted by white trim and green shutter accents.

Calling upon another trusted relationship, the client selected Romanza Interior Design to develop and execute the home's interior décor. Having worked with the company to personalize their home at The Estuary, they decided to engage the services of Senior Designer Michael Scott. "The client had some very clear ideas with respect to the interior design, one of which was an ample display of their favorite colors that included greens, yellows, coral, and turquoise," says Scott.

Because of the confidence the client placed with London Bay, they were comfortable deferring some of the decision making to the builder which allowed for an even more timely 11-month construction schedule. "A home of this size could have easily taken 18 months or more to build, but because of our relationships and our internal processes, we were able to cut that time frame dramatically," Miller says.

Opposite — Designed for entertaining, the living room features three comfortable seating areas in pale tones of coral, turquoise and green. Fifty percent larger than most estate home living rooms, the welcoming setting is framed by several lit floor-to-ceiling shelf built-ins.

Previous Page — The exterior sets the tone for classic island design with generous wrap-around balconies, open railings, louvered shutters, and a fresh palette of pale yellow with white trim and green shutter accents.

Above — A Venetian plaster-like wall finish in pale coral and the Asian influence in furnishings convey casual elegance in a comfortable way.

Below — The breakfast dining area is a light-filled space overlooking the summer kitchen and pool pavilion. Wicker furnishings and lattice work wallpaper on the vaulted ceiling provide a casual setting for enjoying golf course views.

Opposite — The kitchen is a favorite congregation area. A peninsula extending from a large island is well loved for the morning paper and coffee as well as card playing. The ceiling features lanes of grass cloth with hand-painted, stenciled lattice between beams. Lit cabinetry on either side of the sink is painted kiwi green, a bright counterpart to the Venetian finish on yellow walls.

The home itself is a stylish example of West Indies living. Large French doors and high ceilings serve a dual purpose of adding eye-catching design elements, but also allowing for natural light to illuminate the home. The ceilings include crown molding with concealed lighting elements for bright, indirect lighting at night.

To create a more functional floor plan to accommodate the client's lifestyle, the traditional study was removed from the home, creating a living room that's nearly 50 percent larger than what is normally found in other homes of this size. The large living area is not only spacious, but also incorporates three separate seating areas, framed by several floor-to-ceiling built-ins. The display areas include specially designed LED lighting configurations that can be easily changed, along with the shelving, to accommodate different display pieces.

One West Indies accent element that's carried throughout the home is sustainable bamboo flooring. In the family room, the bamboo also creates a unique wall covering background for a 103-inch television. And while the client selected a 72-inch screen for the space, it demonstrates the flexible design of the home's custom millwork. The family room includes Venetian-plaster walls finished in a Kiwi green, vaulted ceiling painted in crisp white, and many colorful accent items to create a comfortable and cheery setting.

The focus on entertaining with family and friends extends into the home's three separate dining areas, all within close proximity to the kitchen and butler's pantry. In a space that is many times devoted to a wine cellar, the homeowners chose to create an overflow seating area. This complements a spacious island and

Above — In the family room, a space backed by strand bamboo will hold a 103-inch TV. While the HD screen chosen is a mere 72-inches, the idea with much of the home's custom millwork is flexible design. The sharp contrast of refined Venetian walls finished in kiwi green and vaulted ceilings painted white is an inviting combination.

Opposite Above — The master bedroom suite extends across an entire wing of the home. The bedroom's reading alcove contains French doors that open to a private garden. Soft yellow plaster-finished walls blend with coral and green floral designs in fabrics.

Opposite Below — In the master bathroom, double glass panels between the shower and the main space were sandblasted for an artistic detail as well as privacy. The glass partition serves to allow more light into the setting, a striking room with dark cherry red Venetian plaster walls and extras such as towel warmers, heated flooring, and a beveled mirror that is actually a medicine cabinet. For the feel of the islands, mahogany his-and-her vanities are inset with bamboo strand panels.

peninsula that typically becomes a favorite gathering place for guests. The kitchen itself is bright with large areas of grass cloth with hand-painted stenciled lattice between the ceiling beams serving as a unique design element. Lighted cabinetry in a coordinating Kiwi green color frame the sink area and provide contrast to the kitchen's yellow Venetian-finished walls. Ceasarstone was selected for the countertops. A breakfast area with large windows and Wicker furnishings looks across the pool pavilion and summer kitchen to the golf course beyond.

For solace, the homeowners created a large master suite that extends across an entire wing of the home. Its reading alcove contains French doors that open onto a private garden area. The master suite is done in a soft yellow plaster finish and accented in fabrics of coral and green floral designs. In the master bath, double glass panels between the shower and the main space were sandblasted to create an impression of rain but also create privacy.

The home's other four bedroom suites also provide for secluded family areas, but not without a whimsical element of fun. A children's bedroom includes four bunk beds with each grandchild having their own LED lighting control and a rolling ladder that moves between the beds.

It is the home's outdoor living areas that best exemplify the client's desire for family fun. Here, they chose to adjoin the interior and exterior spaces with large sliding glass panel doors that pocket into the wall. Colorful

draperies frame the outdoor vista and again provide unity with the home's overall colors palette. The outdoor dining and seating areas, beneath a beamed loggia draped in wisteria look across the infinity-edge lap pool that is lined with green mosaic Tiffany glass.

The pool cabana, a private retreat area most often used as a guest suite, serves another purpose for this client. It has been fashioned as a working office for the man of the house, complete with full bath, closet, morning bar and golf course views. But the most playful element of the outdoor space is a splash fountain designed especially for the grandchildren. Computerized electronics and LED lighting can be used to design and set colorful water shows to music. In fact, the system allows the user to operate the show from a Smartphone device, allowing the grandparents to surprise the children with playful spouts of water. The home also has a Lutron lighting system and an integrated Crestron home automation system that operates security and the home's entertainment systems.

Above — Outside areas deliver the island ethos of enjoyment of family, leisure and exercise.

Below — On the pool pavilion, several comfortable seating areas, one beneath a beamed loggia that should soon be draped in wisteria, are conducive to entertaining in a big way. The infinity-edge lap pool is lined primarily with green mosaic Tiffany glass from Walker Zanger.

Opposite Above — Bold color defines this guest suite, which features alternating wall panels of kiwi green and ivory with raspberry floral accents in bed pillows.

Opposite Below — For fun-filled evenings, a children's bedroom includes four bunk beds and sleeping arrangements for a total of seven. Each bunk bed features LED lighting with separate controls. A rolling ladder moves between beds, and port hole windows lend a nautical flair.

London Bay President Mark Wilson said he has received a lot of positive feedback from the client. “Our team worked very well together,” he says. “We appreciate the trust they placed in us and take great pride in the fact that they have already received such enjoyment from their new home.”

The family room opens to and blends with the outdoor living area with sliding doors that pocket into walls and draperies finished on both sides.

Written by Mary Lou Smart
Photography by Lawrence Taylor

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located, near a wide range of shopping, dining and cultural attractions and only a short drive from Southwest Florida International Airport.

Tavira and Esperia are the sixth and seventh high-rises at Bonita Bay by The Lutgert Companies, Southwest Florida's pre-eminent developer of luxury real estate. Their expertise in high-rise construction dates to 1964 and the development of Park Shore Beach, Naples' first beach front high-rise community. Vistas, Lutgert's first Bonita Bay high-rise property, opened in 1998.

At the high-rises at Bonita Bay, seeing is believing. Here, The Lutgert Companies' nearly 50 years of luxury high-rise design and construction experience is on full display. Tavira and Esperia's exquisite fully furnished designer models embrace the contemporary, active lifestyles of sophisticated residents from all over the world. No detail has been overlooked in these luxurious residences that continue to set a new standard for high-rise comfort and convenience. With a limited number of Gulf view high-rise residences remaining in the Naples-Estero corridor, Tavira and Esperia offer indisputable quality and long-term value.

Tavira's 90 residences are comparable in size to estate homes. With just four residences per floor, Tavira's floor plans range from 3,517 to 4,146 square feet of air-conditioned space. Each plan offers extremely flexible interior design possibilities. Residents often choose to utilize guest bedroom spaces as libraries, home offices or dens. Each residence features a private elevator entrance, large foyer, elegant double-door entry, attractive 10-foot pop-up ceilings, a separate dining room and

Above — An open floor plan combined with neutral shades and natural materials creates the ideal setting for entertaining in this warm and inviting residence.

Opposite Above — At Esperia, designer-furnished residences reveal the potential of high-rise luxury living, indoors and out.

Opposite Below — Soothing views of Estero Bay and the Gulf of Mexico turn every meal into a 5-star experience in this 21st-floor residence's casually elegant dining room.

Above — The living room of a Tavira model unit demonstrated the high ceilings and beautiful views residences offer.

Below — At Tavira, floor plans similar to estate homes include kitchens with granite countertops, attractive cabinetry, and multiple preparation areas with elevated countertops to guarantee that guests partake in the fun as they watch the chef.

a summer kitchen on a screened terrace. The summer kitchen is equipped with an electric grill, sink and cabinetry, a rare feature for high-rise condominium living. The Tavira floor plans include a total of three terraces, one of which is often enclosed to provide additional air-conditioned space.

While Tavira's homeowners enjoy the extreme privacy afforded by their luxurious residences, they also enjoy the resort-style amenities found throughout the elegantly appointed building. Tavira's 26th-floor rooftop terrace offers spectacular views. Custom built-in seating areas and a grill and wet bar offer an ideal gathering spot for celebrating Southwest Florida's renowned sunsets. An elegant home theater features upholstered walls with nail-head trim and comfortably cushy high-back leather chairs and a wet bar. Generously sized spaces are reserved for card playing and billiards. A spacious club room is equipped with a catering kitchen, a handsome bar, and elegant, yet inviting, sofas and armchairs.

Tavira's expansive pool pavilion offers additional opportunities to enjoy time with family and friends. An open deck for sunbathing, individual cabanas for lounging, pool side WiFi, and a heated infinity-edge pool are all provided. Two gas grills and a large covered pool cabana with wet bar, seating and a fireplace provide the perfect setting for al fresco get-togethers.

Above – Tavira and Esperia are situated in a lushly landscaped enclave within Bonita Bay, overlooking pristine waterways and natural preserves.

Middle Above — Tavira and Esperia residents enjoy championship golf two ways, on the links and from terraces above where carefully manicured greens, lush foliage and great spans of water create memorable views.

Middle Below — From Tavira rooftop amenity deck, demonstrates why residents "own the view"..

Below — There is no more peaceful or convenient way to experience the Gulf of Mexico than at Bonita Bay's Beach Club, a private sanctuary with covered dining areas, showers, bathrooms, and accommodating attendants. Park your towels on a lounge chair and enjoy a pleasant walk along the shore!

Above, Below and Opposite — World-class facilities await residents including the club room, which features a catering kitchen, a full-service bar, in close proximity to a card room, a billiard room, and comfortable theater with wet bar.

Neighboring Esperia encompasses 27 floors with five spacious residences per floor. A variety of floor plans range from 2,210 to 2,730 square feet of air-conditioned space. Each residence features floor-to-ceiling views, a large master bedroom suite with a private terrace and living areas that open to a second terrace open to living areas. Some floor plans also include private elevator entrances and an outdoor summer kitchen.

Esperia's resort-style amenity level includes fully equipped fitness centers, club rooms with bars and a catering kitchen, a card and game room and a comfortable theater with a wet bar. With its beach-style, zero-entry lagoon pool, over-sized whirlpool and a bar with a screened cabana and fireplace, Esperia's generous pool pavilion delivers quality on a grand scale.

Both Tavira and Esperia provide concierge-style management services and in-residence building managers. Multiple designer-furnished suites offer comfortable accommodations for overnight guests. Fitness centers in both buildings are outfitted with the latest equipment. The ladies' and men's spas include massage and steam rooms with walls detailed with shimmering floor-to-ceiling mosaic glass tile.

While fully-furnished models are available to those who prefer the convenience of a turnkey residence, designer-ready residences with kitchens, counters, bathroom fixtures and tub decks in place offer flexibility for those intent on creating a living environment ideally suited to their needs and lifestyle.

At Tavira and Esperia, The Lutgert Companies' stunning high-rise residences overlooking Estero Bay and Bonita Beach offer an unparalleled lifestyle that embraces the best that Southwest Florida has to offer.

Written by Mary Lou Smart

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The Strada at Mercato

UPTOWN RESIDENCES

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Located in North Naples and close to the Gulf beaches, The Strada at Mercato, developed by The Lutgert Companies, includes one-, two- and three-bedroom residences in two mid-rise buildings overlooking stylish Strada Place. Luxurious interior finishes and appointments, unmatched quality and choice amenities create the perfect setting for the uptown chic Mercato lifestyle. Residents will enjoy the privacy of their own amenity level, complete with 52-foot infinity-edge pool and spa with cascading waterfall, clubhouse, trellis bar area with adjacent fire pit, fitness center, fenced dog walk and more. Downstairs, residents can take advantage of a wealth of upscale shopping and dining opportunities (Whole Foods Market, Z Gallerie, The Capital Grille, Chipotle, Blue Martini), and a luxury movie theater is just footsteps away. Pets are welcome. Designer furnished models are open daily until 8:00 p.m. Offered from the $400s.

9123 Strada Place, Suite 7125 | Naples, FL 34108 | 877-797-9400 or 239-594-9400 | www.mercatonaples.com

The elegant living room incorporates form, via a feature wall covered in padded squares of cream leather, and function through remote controlled window shades and a ceiling design that disguises air-conditioning vents.

The kitchen includes custom cabinets that re-create those found in the homeowners' London residence. The round window above the copper range hood was added as an homage to the residence's nautical location, and a ladder fashioned after traditional library stairs provides the owners with access to the tall, glass-fronted cabinets near the ceiling. A door that provides access to the adjacent laundry room has been concealed within the cabinetry. The space includes such conveniences as a built-in Miele coffeemaker, convection oven, steamer, and scratch-resistant, acid-washed marble counter tops in a Calcutta gold leather finish. The sea foam green, ceramic tile back splash was installed in various heights to give added dimension.

Unique design details extend into the private spaces within the residence. In the master bedroom, a neutral design palette incorporating shades of cream and taupe offsets the white-washed floors and translates into easy elegance. Automatic shades can be raised to reveal the stunning bay views beyond the windows and French doors open to the pool area and boat dock beyond.

In the kitchen, a round window above the copper range hood lends a nautical touch and a custom ladder system based on traditional library stairs provides access to tall cabinets. The sea foam green, ceramic tile back splash was installed in various heights to give the feature added dimension.

There are his and hers bathrooms adjacent to the spacious master bedroom. Her bathroom, intended to be fit for a princess, is a study in soft, sea green and crisp, clean white. The space includes a slipper tub with standing faucet situated in front of a picture window offering bay views. The walls surrounding the tub feature hand-cut glass tiles created by a Canadian artist. The bathroom and shower floors are Carrera gold marble as all fifteen slabs were mined at the same time and shipped to Naples, Florida for finishing. Such attention to detail extends to the custom cabinetry within Her bathroom that features white, patent leather inserts.

A spectacular ceiling of white-washed, natural Cypress crowns the guest bedroom, which also features white-washed floors. Opulent in its simplicity, the large space offers its own seating area and, again, stunning views extending to the bay beyond. Quality appointments and design elements extend to the outdoor living area, where the floor is comprised of coquina, a combination of shell and limestone that was mined in Mexico and shipped by sea to Florida. The space also includes a Cypress tongue-and-

Above — In the master bedroom, a neutral design palette incorporating shades of cream and taupe offsets the white-washed floors and translates into easy elegance. Stunning bay views can be seen and appreciated from every angle.

Below — Her bathroom is fit for a princess and offers a slipper bathing tub surrounded by a wall of hand-cut glass tile. The custom cabinetry boasts white leather inserts and the floors are Carrera gold marble that was mined to meet the homeowners' specifications.

Opposite Above — Quality details extend to the outdoor living area featuring coquina floors and a Cypress tongue-and-groove ceiling. The space also includes a stone fireplace, an outdoor kitchen and remote-controlled shutters.

Opposite Below — A spectacular ceiling of white-washed, natural Cypress crowns the guest bedroom. The large, bright and inviting space also includes a seating area and the stunning bay views visible throughout the residence.

groove ceiling, a stunning fireplace, and an outdoor kitchen that offers a refrigerator and Wolf range. Remote-controlled shutters and wireless throughout the home mean that every electronic element in the residence can be controlled via the internet.

The bay offers all the viewing entertainment the homeowners and their guests might desire whether it be day or night. LED lighting has been installed in the floor of the bay itself. Directed upwards, the lights illuminate the back of the residence, dock and mangroves, allowing the nighttime activities of the native fish to be studied at

leisure. A custom spa and lounging pool are connected to the outdoor living area. The pool incorporates a disappearing edge that directs water down the face of a stone feature wall and into the lap pool located on the lower level that can be accessed via a staircase near the master suite.

While the residence features surprising design details and unparalleled luxury appointments, it remains light, airy and infinitely inviting. Cantera and Griffin sought to achieve the homeowners' vision of quiet elegance, and they have exceeded their client's expectations.

Written by Helena Wellesley
Photography by Tom Harper

Foresite Homes
1046 6th Avenue North
Naples, FL 34102
239.821.1741
www.foresitehomes.com

MHK Architecture & Planning
975 6th Avenue South, Suite 200
Naples, FL 34102
239.919.0786
www.mhkap.com

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Three pools on two levels make a statement at the rear of the home which also features a stone statement wall, a boat dock and LED lighting installed directly in the bed of the bay.

Port Royal

Naples, Florida

Port Royal is a prestigious landmark of Naples and is considered one of the fnest communities in the world. From quaint beach cottages to expansive beachfront castles, the exclusive community is comprised of approximately 550 homes on pristinely maintained streets. Perfectly situated at the southern end of Naples, between the Gulf and Naples Bay, Port Royal provides access to a lifestyle beftting those privileged enough to partake in it including; upscale shopping, renowned fne dining and white sand beaches. Many residents enjoy dramatic bay front or wide waterway views from the rear of their home. The many docks on the deep waterways, contain a variety of boats and yachts, ranging from 20 to over 100 feet in length. Some of the most expansive residences sit directly on the beach with unparalleled views of the Gulf.

The history of the community shares the same ambitious spirit as many of it's residents. In 1938, John Glen Sample personally fnanced and began developing Port Royal. Sample, who had an illustrious career in advertising as the owner of the agency that developed the radio soap opera, bought up pieces of swamp land, hammocks and beachfront. Then, in the late 1940s and 1950s, he began personally shaping its future. A fascination with the 17th Century Jamaican city, where rowdy pirates reveled, led the developer to adopt the name Port Royal when he began what was Naples' most adventurous real estate endeavor. The streets and harbors of Port Royal are appropriately given names reminiscent of the pirates who formerly used Southwest Florida as a haven between scavenging expeditions; Spyglass Lane, Rum Row, and Man of War Cove are indicative of the colorful titles. While some of the early structures still remain, as land values in Port Royal have risen, the majority of the original homes have been replaced by newer and larger luxury residences.

Although development work actually began in the very late 1940s, most of the original construction took place in the late 1950s and 1960s, as it became a popular community for it's wealthy winter residents. One of the focal points for the area is the beautiful and private Port Royal Club. Established in 1959, membership in the club is limited almost exclusively to Port Royal property owners. Perfect for relaxing or socializing, it features tennis courts, complete formal and casual dining, exercise and spa facilities and an Olympic sized swimming pool. Just as John Glen Sample had envisioned, the community has become an exclusive retreat for some of the world's most privileged, providing them with both exclusivity and luxury.

View Port Royal listings at www.RobynPGriffin.com or inquire for a complete map and list of recent market activity.

Whether buying or selling in Port Royal, many seek the expertise of Robyn Pfster Griffn.

Known for much more than her stylish hats, Robyn has been recognized consistently as a top ranked real estate agent in Port Royal and Naples. Robyn represents extraordinary people and exceptional properties. Originally from Ohio where she spent her early days as an equestrian, Robyn got her start in real estate in Cincinnati, Ohio in 1987. Robyn explains, “I had remodeled my own home, and I enjoyed the experience. Soon, I found myself helping friends, the friends of friends, and before I knew it, my hobby became a career.” Robyn then moved here to Naples, FL in 1991, where her father, Dr. Raymond Pfster served on the staff at Naples Community Hospital for many years. She fell in love with the area and Robyn quickly became one of the most successful and well known agents here in town.

As a Port Royal resident and club member, Robyn owns one of the frst three spec homes ever built by Port Royal developer Glen Sample and designed by architect Howard Major, which she renovated and refurbished while keeping the integrity of the original design. Those who have an opportunity to meet Robyn value her extraordinary knowledge of the real estate market, her passion for excellence and her caring approach. “I love what I do.” Those simple words are the essence of Robyn’s success. For additional information on homes and lots available contact Robyn Pfster Griffn at 239-404-8222

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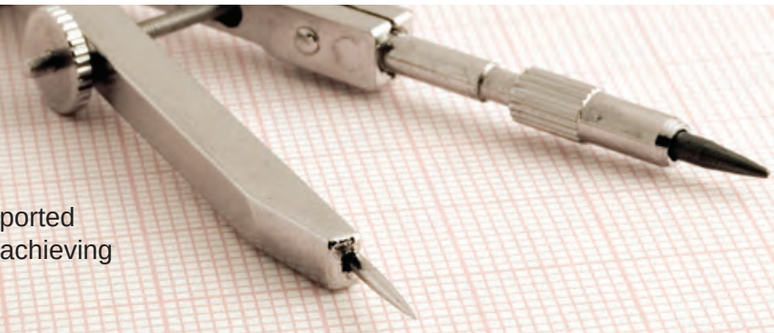

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Port Royal

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Aqualane Shores

Located directly between Port Royal and Olde Naples, the 300-acre community of Aqualane Shores is one of the premier locations off Gordon Drive in the city of Naples.

Consisting of single-family homes and low-rise condominiums, Aqualane Shores is literally across the street from the Gulf beaches. A variety of architectural styles make up the approximately 350 home sites, from modern estate homes to homes originally built in the 60's and 70's.

Most homes are situated on deep-water canals that lead directly to Naples Bay, with Gulf access in any size boat.

Residents have just a short walk to gulf beaches and the Third Street Shoppes, and are just minutes from the Naples Pier, a wide variety of dining and entertainment options, city tennis facilities, and parks.

Prices start in the high $500s for low-rise units. Single-family homes range from the low to mid $1Ms to over $6M.

For more information, call the Aqualane Shores Expert:

Glenn Vereen
United Real Estate
1100 Fifth Avenue South, #201
Naples, FL 34102
239.430.2100
gvereen@UnitedRealEstateFL.com

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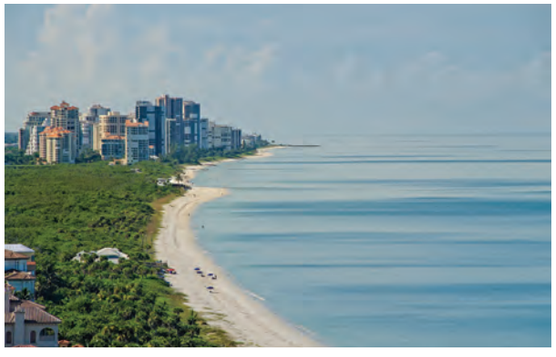
Bay Colony



Bay Colony is Naples' only oceanfront and golf club community. Renowned for exclusivity, Bay Colony is a private, gated collection of luxury residences surrounded by a natural environment of Gulf, lakes, bays, preserves, and wildlife habitats.

Residents enjoy a myriad of dining and entertainment options, miles of beach, resort style pool, fitness center, world-class tennis, as well as included membership to the Bay Colony Beach Club, offering open-air casual and more formal indoor dining, along with pool and beach-side attended services. Residents are also invited to join one the of the most exclusive golf clubs in Florida, The Bay Colony Golf Club, limited to just 300 members.

Bay Colony offers oceanfront estates, beachfront luxury tower condominiums, bay/preserve condominiums, luxury villas, and single family custom golf estate homes at The Estates of Bay Colony Golf Club.

Bay Colony is at the heart of Naples' finest dining, shopping, and entertainment. Prices range from low the $1M to $16M.

For more information, call the Bay Colony expert:

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| Bonita Bay |

A master-planned community nationally recognized for environmental stewardship and award-winning landscaping, Bonita Bay encompasses more than 1,400 acres of devoted open space with lakes, nature preserves, private beach access, and 12 miles of bike and walking paths.

Five championship golf courses offer a range of challenges for players at every level. Two pro shops, three practice facilities, and PGA instructors complete the golfing experience. The club also offers the region's most competitive tennis program with 18 newly renovated clay courts. The Marina Club offers a full-service marina, waterfront dining, social and educational activities.

In addition to many on-site dining options, residents enjoy access to all the dining, shopping, and entertainment Lee and Collier have to offer.

Luxury hi-rises, single-family homes ranging from estate to modest, and a variety of villa and coach homes comprise the 3,100 residences in Bonita Bay. Prices range from under $200,000 to over $4M.

For more information, call the Bonita Bay experts:

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Connie & Max Lummis
Royal Shell Realty
26811 S. Tamiami Trail
Bonita Springs, FL 34134
239.948.4000
maxlummis@gmail.com

Estuary at Grey Oaks

As part of the award-winning Grey Oaks Country Club, Estuary is a 350-acre gated enclave of intimate neighborhoods reminiscent of old-world Mediterranean villages. Comprised of only 179 exclusive home sites interwoven among beautiful lakes, manicured fairways, and meticulously maintained landscaping, life at Estuary is limited to a discriminating few.

Two world-class clubhouses offer an incredible assortment of fine- and casual-dining options, full-service golf and tennis shops, state-of-the-art fitness facilities, and resort-style amenities such as the lagoon-style swimming pool. Club members are able to play three challenging golf courses and an 18-hole putting course. Facilities also include eight lighted tennis courts with exciting tennis programs specifically geared for all skill levels by USTA certified professionals.

Located a short drive to downtown Naples, Gulf beaches, Naples Airport, Mercato, Third Street South, and Fifth Avenue. Estuary's location offers the perfect combination of space, privacy, and convenience.

Residences range from $1.5M to $6.5M.

For more information, call the Estuary expert:

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www.estuaryatgreyoaks.com

Fiddler's Creek

Nestled between Naples and Marco Island, Fiddler's Creek is a resort-style community surrounded by nature. Two-thirds of the community's approximate 4,000 acres are reserved for environmental and recreational uses.

The 54,000-square-foot clubhouse provides resort-like services including four restaurants, spa, complete fitness center, pool, and tennis facilities with six lighted Hydro courts.

Golf centers around two courses. The Creek course, designed by Arthur Hills, named to GolfWeek's Top 100 Best Residential Courses four years in a row. The second, The Preserve Course, is being designed by the award-winning team of Dr. Michael Hurdzan and Dana Fry.

Tarpon Club membership includes beach privileges at the Pavilion on Marco, and the nearby Marina offers dry and wet slips for boats up to 36 feet.

Comprised of nearly 100 smaller Villages, Fiddler's Creek offers an assortment of coach, villa, single family, and custom estate homes from the high $200s to over $2M.

For more information, call the Fiddler's Creek expert:

Michelle Thomas
Premier Sotheby's International Realty, Inc.
760 North Collier Blvd., #101
Marco Island, FL 34145
239.860.7176
michelle.thomas@sothebyrealty.com

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Nationally recognized as being in the top one percent of all residential communities, Grey Oaks attracts people from around the globe for its unequalled club amenities and world-class service from distinguished golf, tennis, and dining professionals—the best in Naples.

The 62,000-square-foot main Clubhouse and the Estuary Clubhouse offer a total array of amenities including gourmet dining day or night, family-oriented events, extensive social activities, oversized swimming pool, and yoga and Pilates in the fitness center. Sport, social, and golf equity memberships are available.

Grey Oaks is Naples' only country club community with three championship golf courses, meticulously maintained for play year round.

The tennis center has eight lighted Har-Tru courts constantly maintained in tournament condition, and programs available for all ages and skill levels.

Residences include low- to mid-rise condominiums, detached villas, and single-family and estate homes. Prices range from the high $500s to over $6M.

For more information, call the Grey Oaks expert:

Jutta V. Lopez
Premier Sotheby's International Realty
4001 Tamiami Trail North, #102
Naples, FL 34103
O: 239.659.5113
C: 239.571.5339
www.JuttaVLopez.com
jutta.lopez@sothebysrealty.com

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Casual Elegance

Photography by Michael Toy

Debbie DeMaria,
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VOGUE

Moving Forward

In some quarters, high-rise residences are perceived as homes that, while attractive, offer less square footage than single-family living spaces. That's not necessarily the case. In fact, some of the newer high-rises in Southwest Florida actually offer more square footage than many single-family homes. One couple who recently purchased a high-rise residence in one of the area's most prestigious communities was pleasantly surprised to find their new building offered floor plans ranging from 3,500 to 4,100 square feet with 10-foot ceilings and three outdoor balconies per residence. Simply put, their new home gave them room to move!

Finding that kind of room was the biggest reason they decided to move in the first place. After living in a neighboring high-rise for some time, they determined they loved their community, the friends they'd made and the incredible convenience of high-rise living. They loved it so much that as their seasonal stays grew longer, their living requirements grew larger. He wanted a generous office. They both wanted more room for al fresco cooking, dining and entertaining. It was clearly time to move into a more generously proportioned residence.

Once they moved into their new, three-bedroom, 16th-floor residence, the couple reveled in the fabulous views afforded by the home's floor-to-ceiling windows and open-air terraces. But most of all, they were drawn to the larger living spaces. To incorporate the lifestyle they loved into their larger home, they called on the team of Debbie DeMaria, president and Leslie Gebert, interior designer of Vogue Interiors.

Guests stepping into the residence's private elevator foyer receive a taste of what is yet to come. Natural surfaces, such as crème-toned marble flooring with mosaic glass inserts, a zebra wood finish on elevator doors, metallic glaze over cork on walls, and deep red and gold accents create a warm welcome.

“This is an active couple, very dynamic and outgoing,” DeMaria said. “They are daring and open to suggestions. They wanted a highly functional, upscale residence for frequent entertaining. She loves color and bling and they were looking for something that would convey an artistic and fun ambiance in an elegant fashion.”

The building’s residents appreciate the large private elevator foyers that come with every residence. To warm this generous entry, the design team chose a rich color palette and natural surfaces. Crème-toned marble flooring with mosaic glass insets, a zebra wood finish on the elevator doors, a metallic glaze over cork on the walls and deep red and gold accents extend a warm welcome.

Throughout the home, deep colors and striking metal accents complement the magnificent water view. Custom coffered ceiling treatments with impressive trim details and concealed lighting add depth and visual interest throughout the home while lending an individual personality to each room’s design elements.

A champagne-toned, ribbed foil in a patent leather treatment lends sophisticated energy to the entryway and provides a pleasant segue way into the home. In the living room, the owners’ favorite chairs from their old residence are transformed into wonderful focal pieces. With their crimson floral design, the chairs’ bold fabric melds with the azure backdrop of the water, natural wood and leather surfaces and metallic accents to form the palette of a brilliant sunset. The metallic finish on the leather sofa and a parquet wood veneer wallcovering, which was applied on

Inspired by brilliant sunsets, chairs upholstered with crimson accents and metallic accents throughout blend with the water’s deep blue backdrop. A metallic-finish on the leather sofa and two-toned wood texture behind a wood entertainment center lend a sophisticated edge to a setting used both to entertain guests and watch television

the back wall of a richly finished entertainment center lend a sophisticated edge to a setting used both to entertain and to watch television on a quiet evening.

The functionality of their new, larger living space was extremely important to the homeowners and the kitchen is an integral ingredient in the designer's formula for success. Equipped for a master chef, the kitchen is the heart of the home and offers multiple preparation surfaces, including a large center island with abundant storage and seating for

Above — Ideal for a cook, the kitchen enjoys multiple preparation areas including a large center island with incredible storage. For visual interest, maple cabinetry is finished in espresso and latte glazes. The backsplash is a metallic textured tile.

Below — A champagne-toned, ribbed foil in a patent leather treatment adds sophisticated energy to the entryway.

Opposite Above — For quiet evenings at home or a special dinner for friends, the casually elegant dining room is attractive, not imposing.

Opposite Below — Tangerine pillows and crystal and reflective accessories enliven a guest room finished in shades of charcoal and ebony.

guests. Maple cabinetry finished in espresso and latte-toned glazes and a metallic textured tile backsplash on the perimeter contribute visual interest.

The kitchen opens to the family room, a favored setting that has been outfitted with comfortable furnishings. Chocolate accents in the carpet and draperies complement the island cabinetry's espresso wood finish while crème-tones in the carpet, draperies and swiveling arm chairs blend well with the kitchen's latte-toned perimeter cabinetry. A woven leather design in the ceiling treatment and a shell stone and rattan coffee table are consistent with the natural surfaces used throughout the home.

A bit of glamour goes a long way in the dining room, a venue stylish enough for special evenings and friendly enough for family gatherings. A hand-painted chandelier in shades of gold and red is more artistic than formal. Durable patterned suede upholstery is attractive and unimposing.

One of the primary reasons for the owner's move to the larger space was the availability of a dedicated office space. DeMaria created his and her desks in the den, each of which conveys a style all its own. Madagascar-shaded hardwood floors lend a traditional feeling to

the space. A wall treatment of chocolate grasscloth over pewter foil creates a serene atmosphere. A faux zebra skin carpet and wood furnishings also contribute to the sense of calm.

Private spaces are for pampering and the master suite in this spacious residence provides exactly that. The master bedroom is a plush retreat alive with magnificent splashes of red—a favorite color of the lady of the house—and gold. The room's key memory point is a shimmering headboard wall treatment upholstered in silk. Antique, mirrored nightstands laced with gold and draperies with embroidered crystals are luxurious touches.

Above — Opening to the kitchen, the family room is a well-loved setting with comfortable furniture.

Below — One of the primary reasons for the couple's move was their desire for a dedicated office space. A wall treatment of chocolate grasscloth over a metallic foil creates a serene atmosphere. A faux zebra skin carpet and wood furnishings also contribute to the sense of calm.

Opposite Above — Red and gold rule in a master bedroom highlighted with a shimmering headboard wall treatment upholstered in silk. Antique, mirrored nightstands laced with gold and crystals embroidered into draperies are luxurious touches.

Oppostie Below — The powder room's vessel sink and mirror are creatively set in a tiled niche.

Spacious guest bedrooms—one large enough to hold two double beds—provide congenial and welcoming spaces for visitors. In one of the guest bedrooms, the tangerine-toned pillow fabric and crystal and reflective accessories enliven the room's primary shades of charcoal and ebony.

For a couple energized by an active lifestyle, their new high-rise home speaks volumes about living the good life in high style.

"With the metallic accents and the striking hues, as the sun changes during the day and into the evening, it's almost as if the rooms are talking to you and the message is positive," said DeMaria. "With this residence, my clients built on everything they've grown to love about high-rise living."

Written by Mary Lou Smart
Photography by Daniel Newcomb

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French Flair

Since 1982, Freestyle Interiors in Bonita Springs has been furnishing award-winning homes in Southwest Florida. The firm brings their design excellence and construction experience to each project and facilitates the design of each residence from the ground up. The owner of Freestyle Interiors, ASID designer Faith Fix and her associate, ASID Designer Ruta Menaghlazi, have created another stunning home in Barefoot Beach. Working closely with Bill and Tom Potter of Potter Homes, residential designer Rich Guzman of R. G. Designs, and Vincent Tormey of Distinctive Kitchen Studio, the design team of Fix and Menaghlazi began their meticulous selection of the design elements with the home's exterior, where the residence was given a finish reminiscent of alabaster plasterwork with a porcelain-like finish.

The paint color on the shutters, riverway, was specifically chosen as an accent element, as were the pale gray entrance columns. Together with the height of the residence, the design elements serve to create a light and airy, beachfront feel at the front of the home. Drawing upon French influences, Fix and Menaghlazi consulted on the plans for the home with R.G. Designs, Inc., a well respected firm whose goal is to to create one-of-a-kind, custom luxury residences for a discriminating and passionately unique clientele. Guzman believes that each home is an extension of

the individual and they strive to translate that into a beautiful and enduring work of art. With the plans drawn, Bill and Tom Potter of Potter Homes stepped in to oversee the construction of the residence and manage the project, as they believe that daily, hands-on management is critical to building a dream home.

The main living areas throughout the home feature chiseled-edge, brushed-oyster stone flooring. In the spacious living room, two walls of pocket sliding doors offer breathtaking views of the Gulf of Mexico. The feature wall has custom cabinetry comprised of a built-in unit surrounding the fireplace. With crisp, clean lines, and a tongue-and-groove application at the back panels, the details form a cross pattern on the doors. The muted color palette was carried through to the furnishings, with the sofa covered in cream linen. Accent pillows provide a pop of color by introducing a blend of lagoon colors and tapestry prints. The reclaimed wood and wrought-iron base of the coffee table have been paired with a natural fiber area rug in warm shades of aqua and earth tones.

The feeling of warmth and elegance carries through to the designer kitchen. Here, Fix and Menaghlazi consulted with Vincent Tormey, the owner of Distinctive Kitchen Studio, who brought his expertise and over 30 years of experience in the cabinet industry in both

Opposite — The feature wall in the living room holds custom cabinetry in a tongue-and-groove application, a muted color palette and crisp white custom woodwork. Sliding doors open the space to the outdoors and offer views of the Gulf.

Previous Page — Designers Fix and Menaghlazi impart a French flair to the residence at the front of the home, where the creamy, alabaster plasterwork is accented by shutters, painted in a riverway hue and pale gray entrance columns.

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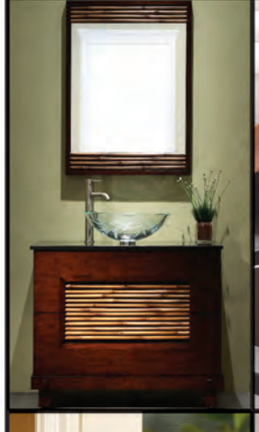

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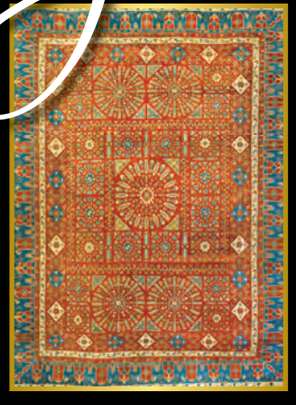

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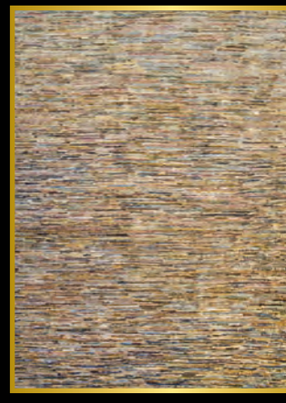

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The New Concierge

Home Remodeling and Maintenance Trades on the Rise

Many of Southwest Florida's finest communities and condominiums were built decades ago. With prime locations that cannot be replaced, people are opting to stay in their homes longer than ever before. As the inevitable aging process sets in, the need for professional home improvements has never been more important. From the most basic of repairs and maintenance to complete renovations, the home improvement industry in Southwest Florida has seen a sharp upswing.

Finding reputable and reliable home improvement companies to meet these needs has become a difficult issue for Southwest Florida homeowners. With over 30 different types of trades necessary to service, maintain, and remodel a house or condo, many homeowners don't have the time, expertise, or desire to endure the selection process. Having to contact and interview two or three companies for every item that needs attention, to hopefully find a qualified provider that will deliver as promised, can be a daunting task.

The problem is especially acute for part-time residents. These homeowners are faced with the prospect of addressing their home improvement needs on a long-distance basis. Not being present makes it difficult to properly interview companies under consideration, and work can't be properly overseen by the homeowner. And paying for services prior to inspecting the finished product firsthand may not be in the owner's best interest.

Part-time residents waiting to start the process until they arrive, replaces cherished leisure time coordinating repairs and remodeling, rather than enjoying the Southwest Florida lifestyle they sought in the first place. For condominium owners, this isn't even an option because work can only be done in the off-season months.

To deal with this dilemma, a new type of concierge home improvement company has emerged—home improvement specialists that can help homeowners with all aspects of maintaining, repairing, and remodeling their homes year-round. From the smallest service items to complete major renovations, homeowners can turn to one reputable licensed, and insured company for all their residence's needs.

"Home repair, maintenance, and remodeling are now very important and very busy industries in Southwest Florida," says Joni Hall, president of Luxury Home Solutions, a home repair, maintenance, and remodeling specialty firm with offices in Fort Myers and Naples.

"We've seen first-hand the frustration owners have trying to find reliable tradespeople," says Hall. "By the time they get to us, many people have already been through several bad experiences with so-called specialists who have turned out to be nothing more than unlicensed handymen."

Dealing with unlicensed trades people may not only yield unsatisfactory work, but can leave unsuspecting homeowners with a host of other potential problems. Non-permitted work can result in fines if discovered by local inspectors, or come back to haunt an owner at the time of a future sale. There are also serious liability issues if an uninsured worker is hurt on-site. Not to mention the obvious security issues which go along with giving strangers access to your residence.

"Everyone working on our clients' homes has gone through a rigorous background check before they become part of the Luxury Homes Solutions team," emphasizes Hall. "All work is done under our state general contractors license, is fully insured, and always

permitted when required. This is true if we are doing repairs, on-going maintenance, or full-scale remodeling."

Whether a small maintenance item like replacing filters or pressure cleaning a roof, to remodeling a kitchen or bath, enclosing a lanai, or tearing the entire home down to the bare studs and moving walls, homeowners are appreciating the time savings and peace-of-mind of having one, reliable source for all their home's needs.

According to Joni Hall, "The key to a pleasing remodeling experience is finding a trustworthy, licensed contractor who can complete the work exactly as you envisioned it, even if you're not in town while the work is being completed."

Written by Kevin Caffrey

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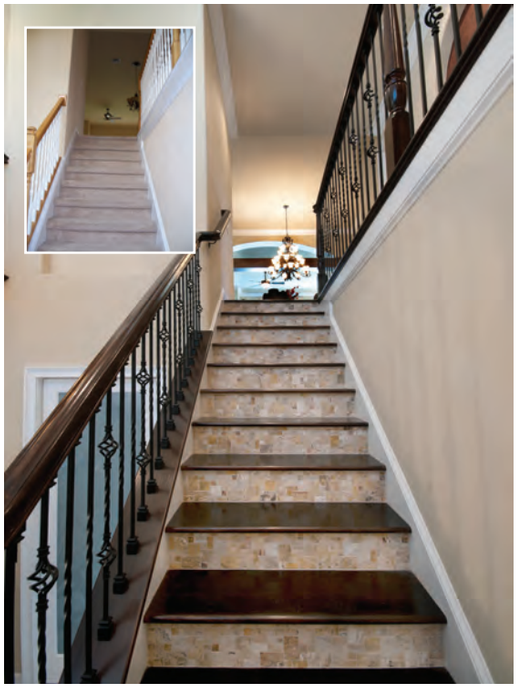

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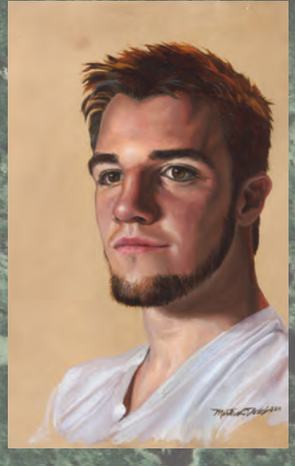

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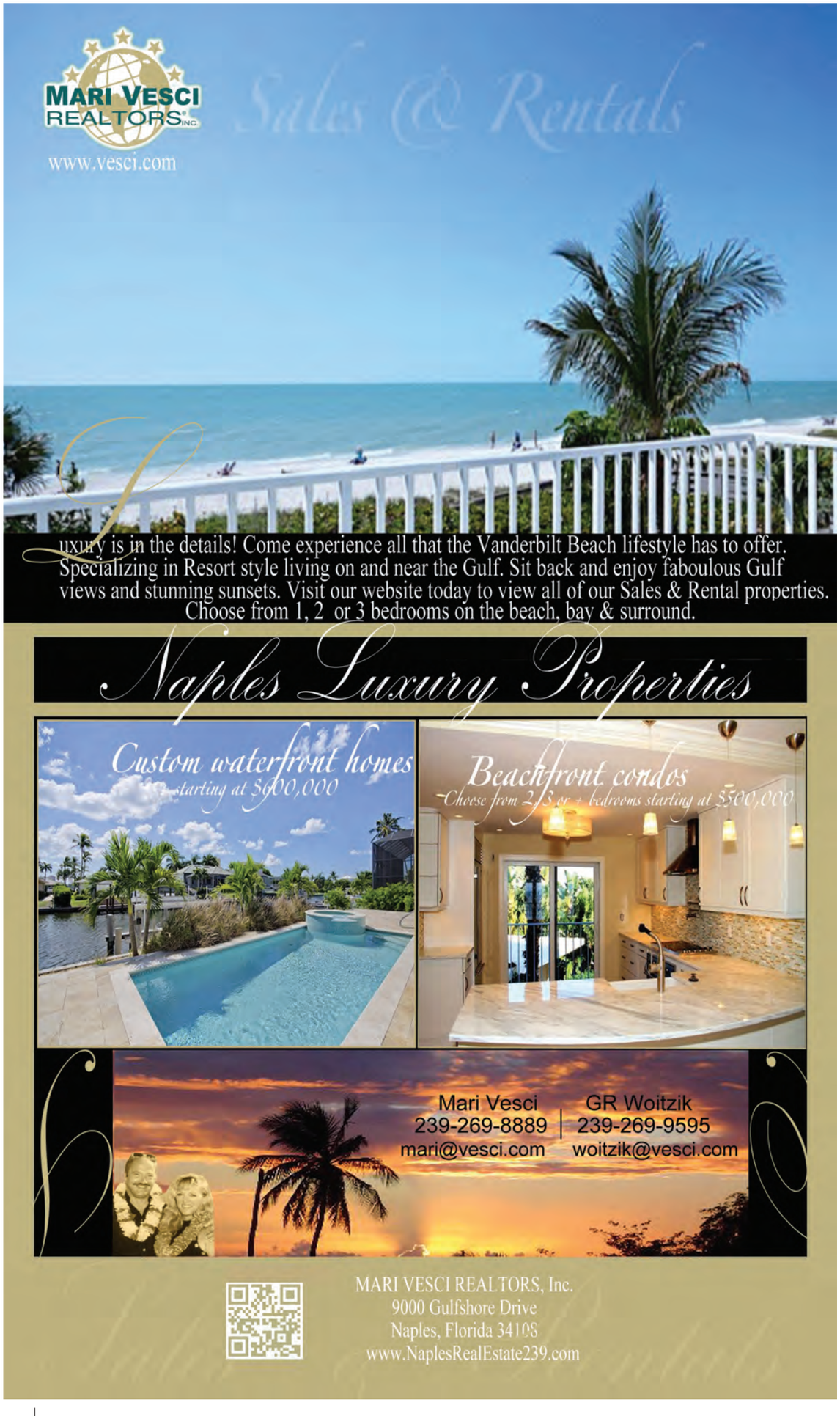

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